

Case Name: Patricia Stewart

Case No. 16-16768-MDC-13

Debtor(s).

NOTICE OF MORTGAGE PAYMENT CHANGE

PLEASE BE ADVISED that on 2/8/2017 (the “Notice Date”), pursuant to Federal Rule of Bankruptcy Procedure 3002.1(b) (the “Bankruptcy Rules”), Capital One N.A. filed a Notice of Change of Mortgage Payment (the “Notice”). The Notice was filed due to a post-bankruptcy change in payment on the Debtor’s principal place of residence. A copy of the Notice is attached hereto.

The filing of this Notice, via the Court’s Electronic Filing system, constitutes service upon the Chapter 13 Trustee and counsel for the Debtor(s), pursuant to Bankruptcy Rule 3002.1 and any and all applicable Bankruptcy Rules. Further, a copy of the Notice was served upon the Debtor(s) on the Notice Date, at the address listed below, by First Class U.S. Mail, postage prepaid.

Patricia Stewart
465 Ambler Road
Fort Washington, PA 19034

Date: 2/8/2017

By: /s/ Marian Garza

Marian Garza, Ascension Capital Group, Inc.
Authorized Agent for Capital One N.A.

Fill in this information to identify the case:

Debtor 1 Patricia Stewart
Debtor 2 _____
(Spouse, if any)
United States Bankruptcy Court for the: Eastern District of Pennsylvania
(State)
Case number 16-16768-MDC-13

Form 410S1
Notice of Mortgage Payment Change

If you file a claim secured by a security interest in the debtor's principal residence provided for under the debtor's plan pursuant to § 1322(b)(5), you must use this form to give notice of any changes in the installment payment amount. File this form as a supplement to your proof of claim at least 21 days before the new payment amount is due. See Bankruptcy Rule 3002.1.

Name of creditor: Capital One N.A.

Court claim no. (if known): _____

Last four digits of any number
you use to identify the debtor's
account: XXXXX9941

Date of payment change:
Must be at least 21 days after date of
this notice 3/1/2017

New total payment: \$ 7,376.42
Principal, interest, and escrow, if any

Part 1: Escrow Account Payment Adjustment

Will there be a change in the debtor's escrow account payment?

☐ No

☒ Yes. Attach a copy of the escrow account statement prepared in a form consistent with applicable nonbankruptcy law. Describe the basis for the change. If a statement is not attached, explain why:

Current escrow payment: \$ 4,528.34

New escrow payment: \$ 3,976.42

Part 2: Mortgage Payment Adjustment

Will the debtor's principal and interest payment change based on an adjustment to the interest rate in the debtor's variable-rate note?

☒ No

☐ Yes. Attach a copy of the rate change notice prepared in a form consistent with applicable nonbankruptcy law. If a notice is not attached, explain why: _____

Current interest rate: _____

New interest rate: _____

Current principal and interest payment: _____

New principal and interest payment: _____

Part 3: Other Payment Change

Will there be a change in the debtor's mortgage payment for a reason not listed above?

☒ No

☐ Yes. Attach a copy of any documents describing the basis for the change, such as a repayment plan or loan modification agreement. (Court approval may be required before the payment change can take effect.)

Reason for change: _____

Current mortgage payment: _____

New mortgage payment: _____

Part 4: Sign Here

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number if different from the notice address listed on the proof of claim to which this Supplement applies.

Check the appropriate box:

☐ I am the creditor

☒ I am the creditor's authorized agent

I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief.

X /s/ Ankita Gupta

Date 2/8/2017

Signature

Print:

Ankita Gupta

First Name Middle Name Last Name

Title: Claims Processor

Company

Ascension Capital Group

Address

P.O. Box 201347

Arlington

City

TX

State

76006

Zip Code

Contact phone

(888) 455-6662

Email

DENIS STEWART
465 AMBLER RD
FORT WASHINGTON PA 19034

LOAN & PROPERTY INFORMATION
LOAN NUMBER: [REDACTED] 9941
465 AMBLER RD
FORT WASHINGTON PA 19034

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FORT WASHINGTON PA 19034

As a result of a bankruptcy proceeding, you may not be personally liable for the unpaid balance of this loan; however, if we (as beneficiary or beneficiary's agent) retain a security lien on the real property, it may be subject to foreclosure in accordance with the laws of the state where located. If you are not personally liable to pay this obligation by reason of a bankruptcy proceeding, this is not an attempt to collect a debt, but is intended only for informational purposes.

1 Your new monthly escrow payment is \$3,976.42, effective March 01, 2017.

We predict you will pay **\$47,717.16** over the next 12 months for taxes and/or insurance covered under escrow. We divide this by 12 to give you your new monthly escrow payment of **\$3,976.42**, which is included in your mortgage payment automatically.

\$47,717.16	ESTIMATED TAX AND INSURANCE TOTAL
÷ 12	PAYMENTS
\$3,976.42	ESCROW PAYMENT

2 Your escrow account has a surplus of \$26,164.74!

Your escrow account's lowest projected balance is **\$26,164.74** more than what is required. This means you have a surplus in your account. However, because this account is behind on payments, the surplus will be kept in your escrow account until the account is caught back up.

(-\$122,733.18)	LOWEST PROJECTED BALANCE
- \$7,952.84	REQUIRED MINIMUM BALANCE
+ \$156,850.76	SURPLUS IN PROOF OF CLAIM
\$26,164.74	SURPLUS

3 Take a look at your new mortgage payment, effective March 01, 2017.

Current Mortgage Payment

Please confirm your current payment with your attorney or Bankruptcy Trustee.

\$7,376.42

New Mortgage Payment

Here is the breakdown of your new monthly mortgage payment, which starts on March 01, 2017.

PRINCIPAL & INTEREST	\$3,400.00
ESCROW PAYMENT	\$3,976.42
MORTGAGE PAYMENT	\$7,376.42

*If you are paying through a third party service, don't forget to update it with the new monthly payment amount.

Why are my previous payments important?


Escrow payments are adjusted based on tax and insurance premiums from the previous computation year. Differences between actual and expected withdrawals and escrow deposit amounts are marked with an asterisk (*).

\$2,975.00	PRINCIPAL AND INTEREST
\$4,528.34	ESCROW PAYMENT
- \$4,528.34	SURPLUS PAYMENT
\$2,975.00	PREVIOUS MONTHLY PAYMENT

Escrow Account Balance History

Different than Expected: *

Previous Required Minimum Balance: 

Date	Activity	Amount Deposited	Expected Withdrawal	Actual Withdrawal	Expected Escrow Balance	Actual Escrow Balance
2016						
October	Starting Balance	--	--	--	\$28,077.32	-\$194,884.57
October	Escrow Payment*	\$17,886.10	--	--	\$32,605.66	-\$176,998.47
October	Combined Taxes*	--	--	\$13,939.53	\$32,605.66	-\$190,938.00
October	Combined Taxes*	--	--	\$3,946.57	\$32,605.66	-\$194,884.57
2017						
January	Escrow Payment (Future)*	\$102,110.59	--	--	\$46,190.68	-\$92,773.98
January	Hazard Insurance (Future)*	--	\$37,134.00	\$30,511.00	\$9,056.68 	-\$123,284.98
February	Escrow Payment (Future)*	\$4,528.34	--	--	\$13,585.02	-\$118,756.64
	Total	\$124,525.03	\$37,134.00	\$48,397.10		



Why is my escrow account projection important?

Your lowest projected account balance, highlighted in yellow, will be **\$26,164.74** above required minimum balance. This is your **"surplus."**

(-\$122,733.18)	LOWEST PROJECTED BALANCE
- \$7,952.84	REQUIRED MINIMUM BALANCE
+ \$156,850.76	SURPLUS IN PROOF OF CLAIM
\$26,164.74	SURPLUS

Projected Escrow Account Balance

Lowest Projected Balance: ⓘ

Date	Activity	Expected Deposit	Expected Withdrawal	Expected Escrow Balance	Required Escrow Balance
2017					
March	Starting Balance	--	--	-\$118,756.64	\$11,929.38
March	Escrow Payment	\$3,976.42	--	-\$114,780.22	\$15,905.80
March	City Taxes	--	\$3,575.11	-\$118,355.33	\$12,330.69
March	City Taxes	--	\$284.92	-\$118,640.25	\$12,045.77
April	Escrow Payment	\$3,976.42	--	-\$114,663.83	\$16,022.19
May	Escrow Payment	\$3,976.42	--	-\$110,687.41	\$19,998.61
June	Escrow Payment	\$3,976.42	--	-\$106,710.99	\$23,975.03
July	Escrow Payment	\$3,976.42	--	-\$102,734.57	\$27,951.45
August	Escrow Payment	\$3,976.42	--	-\$98,758.15	\$31,927.87
August	Combined Taxes	--	\$12,337.12	-\$111,095.27	\$19,590.75
August	Combined Taxes	--	\$1,009.01	-\$112,104.28	\$18,581.74
September	Escrow Payment	\$3,976.42	--	-\$108,127.86	\$22,558.16
October	Escrow Payment	\$3,976.42	--	-\$104,151.44	\$26,534.58
November	Escrow Payment	\$3,976.42	--	-\$100,175.02	\$30,511.00
December	Escrow Payment	\$3,976.42	--	-\$96,198.60	\$34,487.42
2018					
January	Escrow Payment	\$3,976.42	--	-\$92,222.18	\$38,463.84
January	ⓘ Hazard Insurance	--	\$30,511.00	-\$122,733.18	\$7,952.84
February	Escrow Payment	\$3,976.42	--	-\$118,756.76	\$11,929.26
	Total	\$47,717.04	\$47,717.16		

